

06/16/2022
01:06 PM

ECF Analysis for: 93 - City of Wyoming

Page: 1
DB: Wygar-Act

Neighborhoods Used: RC009 - RC_LEISURE ACRES

2234 BANNER CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-11-234-008	08/17/2021 RC009	407	67,000	6,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDOMINIUM	75	60,250	E.C.F.
			64,355	0.936



2246 BANNER CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-11-234-014	11/10/2020 RC009	407	99,900	6,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDOMINIUM	75	93,150	E.C.F.
			121,029	0.770



2224 BANNER CT SW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41-17-11-234-002	07/13/2020 RC009	407	59,000	6,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	CONDOMINIUM	75	52,250	E.C.F.
			64,355	0.812



Neighborhoods Used: RC009 - RC_LEISURE ACRES

<<<<<<<<< Statistics for this Analysis >>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
3	0	6.02	7.90	0.989
After Application of E.C.F.s		5.71	7.69	0.990

<<<<< Economic Condition Factor Estimates (# of data points) >>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1 STY PLUS	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.25 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.25 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.25 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.5 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.5 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.5 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.75 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.75 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
1.75 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
2 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
2 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
2 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
4 UNIT	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
BI LEVEL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
BI LEVEL WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
CONDO END	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
CONDO INTERIOR	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
CONDOMINIUM	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
DUPLEX 1 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
DUPLEX 1 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
DUPLEX 1 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
TOWNHM 2 STY	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
TOWNHM 2 STY DL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
TOWNHM 2 STY WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
TRI LEVEL	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
TRI LEVEL WO	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)
	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)	0.823(3)

Single Family E.C.F. : 0.823 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<< Settings for this Analysis >>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style: X
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): RC009 - RC_LEISURE ACRES

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.50
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.50
	Maximum E.C.F. (Commercial): 3.00